

185.0

0003

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
677,400 / 677,400
677,400 / 677,400
677,400 / 677,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
266		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOTTARI JOSEPH C & GERALDINE M/

Owner 2: TRS/266 FLORENCE AVE REALTY TR

Owner 3:

Street 1: 266 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BOTTARI JOSEPH C & GERALDINE M -

Owner 2: -

Street 1: 266 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,370 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1340 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type:	21 - Split Level			Full Bath:	2	Rating:	Good																		
Sty Ht:	1 - 1 Story			A Bath:		Rating:																			
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																			
Foundation:	1 - Concrete			A 3QBth:		Rating:																			
Frame:	1 - Wood			1/2 Bath:		Rating:																			
Prime Wall:	4 - Vinyl			A HBth:		Rating:																			
Sec Wall:		%		OthrFix:		Rating:																			
Roof Struct:	2 - Hip			OTHER FEATURES																					
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																		
Color:	GREEN			A Kits:		Rating:																			
View / Desir:				Fpl:	1	Rating:	Average																		
GENERAL INFORMATION				WSFlue:	1	Rating:	Average																		
Grade:	C - Average			CONDOS INFORMATION																					
Year Blt:	1959	Eff Yr Blt:		Location:																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdct:	G12	Fact:	.	Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION								REMODELING													
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%									No Unit	RMS	BRS	FL	RES BREAKDOWN					
Prim Int Wall:	1 - Drywall			Functional:												1	7	4	1						
Sec Int Wall:		%		Economic:																					
Partition:	T - Typical			Special:																					
Prim Floors:	4 - Carpet			Override:																					
Sec Floors:	3 - Hardwood	50	%	Total:	26.4	%																			
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								COMPARABLE SALES													
Subfloor:				Basic \$ / SQ:	95.00											Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.:	1.35000002																				
Electric:	3 - Typical			Const Adj.:	1.00489950																				
Insulation:	2 - Typical			Adj \$ / SQ:	128.878																				
Int vs Ext:	S			Other Features:	92000																				
Heat Fuel:	1 - Oil			Grade Factor:	1.00																				
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																				
# Heat Sys:	1			NBHD Mod:																					
% Heated:	100	% AC:		LUC Factor:	1.00																				
Solar HW:	NO	Central Vac:	NO	Adj Total:	290580												Juris. Factor:	1.00	Before Depr:	128.88					
% Com Wall:		% Sprinkled:		Depreciation:	76713												Special Features:	0	Val/Su Net:	93.98					
				Depreciated Total:	213867												Final Total:	213900	Val/Su SzAd:	194.45					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 185.0-0003-0001.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					AssessPro Patriot Properties, Inc			
2	Frame Shed	D	Y	1 10X8	A	AV	1990		0.00	T	23.2	101													
7	Pool A-C	D	Y	1 15X24	A	AV	2010		44.00	T	7.2	101			14,700										
More: N	Total Yard Items:	14,700		Total Special Features:					Total:	14,700															